

**A-1 Home Builders, Inc.**

2020 Fieldstone Parkway  
Ste 900-220  
Franklin, TN. 37069  
(615) 906-5148

September 1, 2023

ATTN: ARAP Processing

Tennessee Department of Environment and Conservation  
Division of Water Resources-Columbia Field Office  
1421 Hampshire Pike  
Columbia, TN 38401

RE: ARAP Application – Minor Wetland Fill, Mahlon Glen Subdivision, Spring Hill, Maury County

Attached is a completed and signed Aquatic Resource Alteration Permit application to fill one low quality wetland (total of approximately 0.24 acres of impact) for a proposed residential development located in Spring Hill, TN.

Please contact Tony Grow at (931) 273-4681 if you have any questions. Mr. Grow will represent A-1 Homebuilders, Inc. on all matters with respect to processing the attached ARAP application.

Sincerely,

A-1 Homebuilders, Inc.



Brandon Robertson, Representative  
Enclosure

1. ARAP Application with Sections 6-8 Information

Distribution:

Mr. Tony Grow, PG, TNQHP

## Section 6: Project Description

- 6.1 A narrative description of the scope of the project:** The project is a proposed residential development located at 3523 Mahlon Moore Rd in Spring Hill, TN. The development proposes to fill one low quality wetland (see attached Concept Plan for Mahlon Glen Subdivision ).
- 6.2 USGS topographic map:** See attached topographic map showing site location.
- 6.3 Photographs of the resource(s) proposed for alteration with location description:** See photos in the attachments.
- 6.4 A narrative description of the existing streams:** No streams cross the area of study. Topographic maps indicate a stream extending to the south of the pond/wetland. No stream was observed during the site visit. The wetland to be impacted is a low quality 0.24-acre wetland.
- 6.5 A narrative description of the proposed streams/wetlands:** The development proposes to fill the wetland in order to develop the residential subdivision.
- 6.6 In case of wetlands, include wetland delineation with delineation forms:** See attached.
- 6.7 A copy of all hydrologic or jurisdictional determination documents issued for water resources on the project site:** None.

## Section 7: Project Rationale

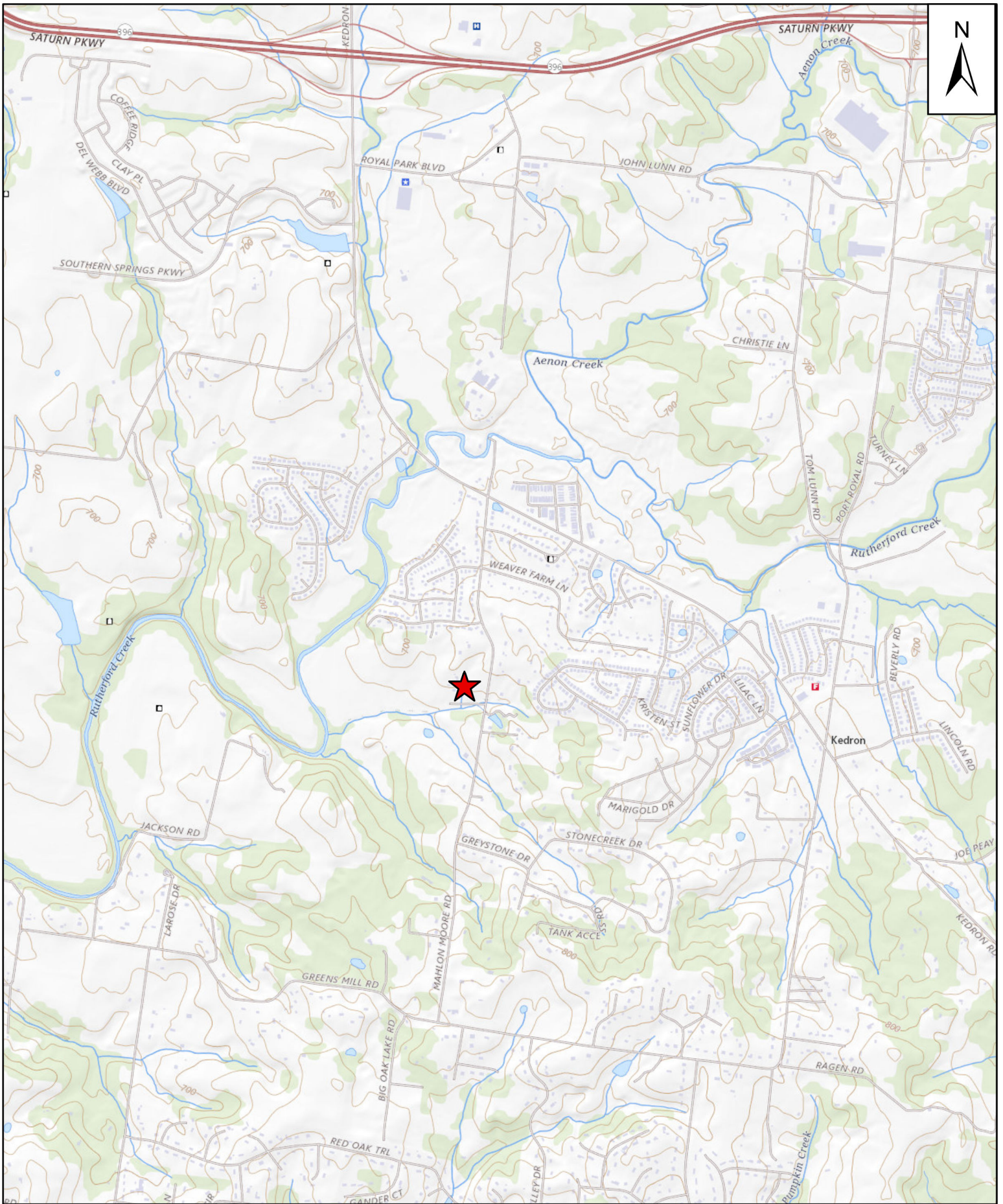
The proposed activity is required to develop single-family homes. Alternatives to developing the site for the proposed uses included:

1. Alternate design. The proposed design maximizes land availability while only impacting the lowest number of water resources. The development proposes filling two low quality wetlands.
2. Locate to another site. This alternative would result in a less attractive location, not central to Maury County and could potentially cause greater impact to water resources due to land clearing/site preparation activities. The current site is open land.
3. Do not construct this development. This alternative would result in no development and would therefore reduce development choices to Maury County.

## Section 8: Technical Information

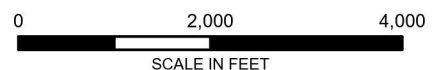
- 8.1 Detailed plans, specifications, blueprints, or legible sketches of present site conditions and the proposed activity. Plans must be 8.5.x 11 inches. Additional larger plans may also be submitted to aid in application review. The detailed plans should be superimposed on existing and new conditions (e.g., stream cross sections where road crossings are proposed):** See attached Concept Plan for Mahlon Glen Subdivision showing location of one Wetland in relation to proposed site development elements.
- 8.2 For both the proposed activity and compensatory mitigation, provide a discussion regarding the sequencing of events and construction methods:** Storm water controls (storm water management basins, silt fencing, etc.) will be implemented for the development.
- 8.3 Depiction and narrative on the location and type of erosion prevention and sediment control (EPSC) measures for the proposed alterations:** Silt fencing will be utilized during fill of the wetland.

Attachment 1. Location of Proposed Wetland Filling (Topo Map and Concept Plans for Mahlon Glen Subdivision )



**LEGEND**

 Site\_Location

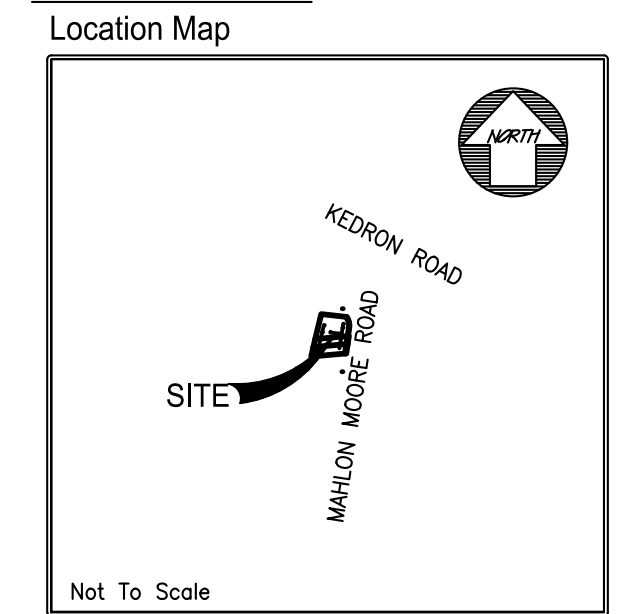


Coordinate System: NAD 1983  
State Plane Tennessee Feet

TOPOGRAPHIC MAP  
3523 MAHLON MOORE ROAD  
SPRING HILL, MAURY COUNTY, TENNESSEE  
AUGUST 28, 2023



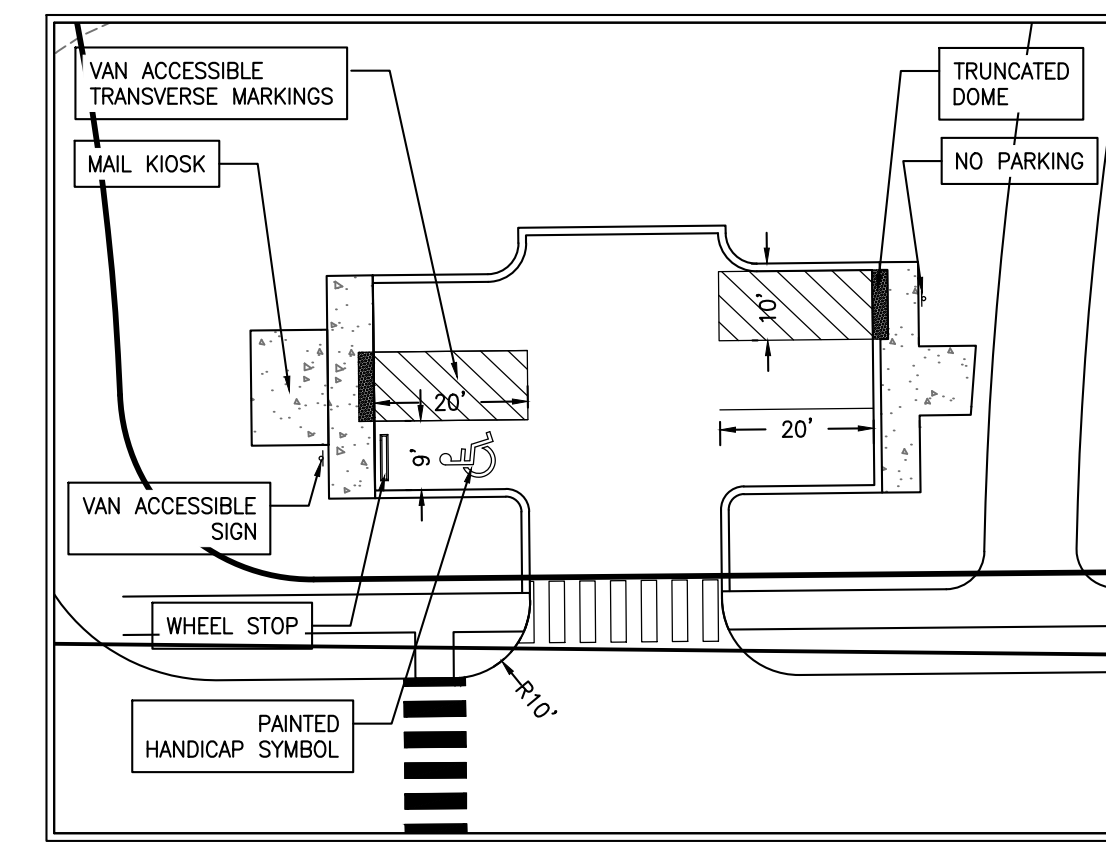
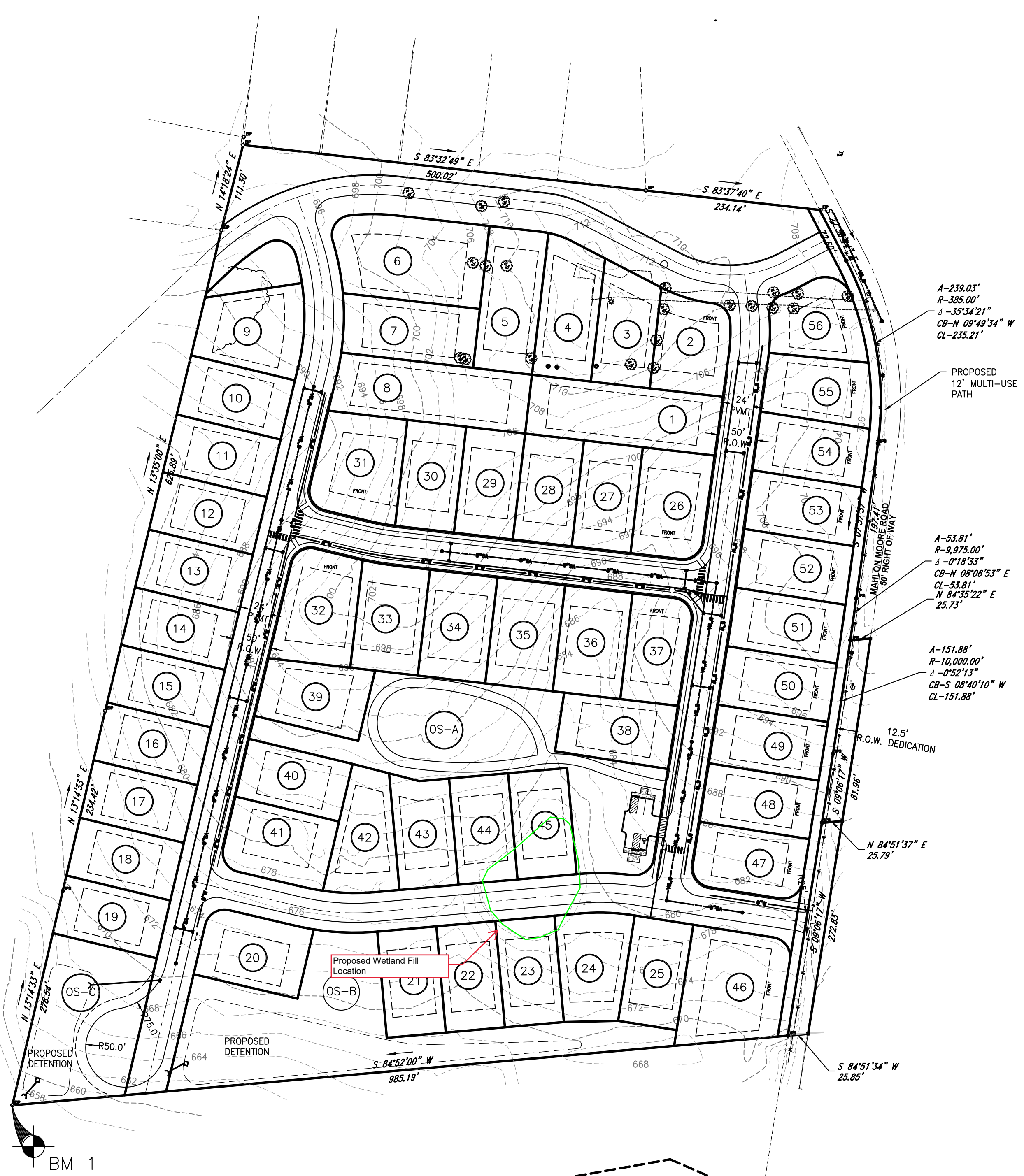
# CONCEPT PLAN



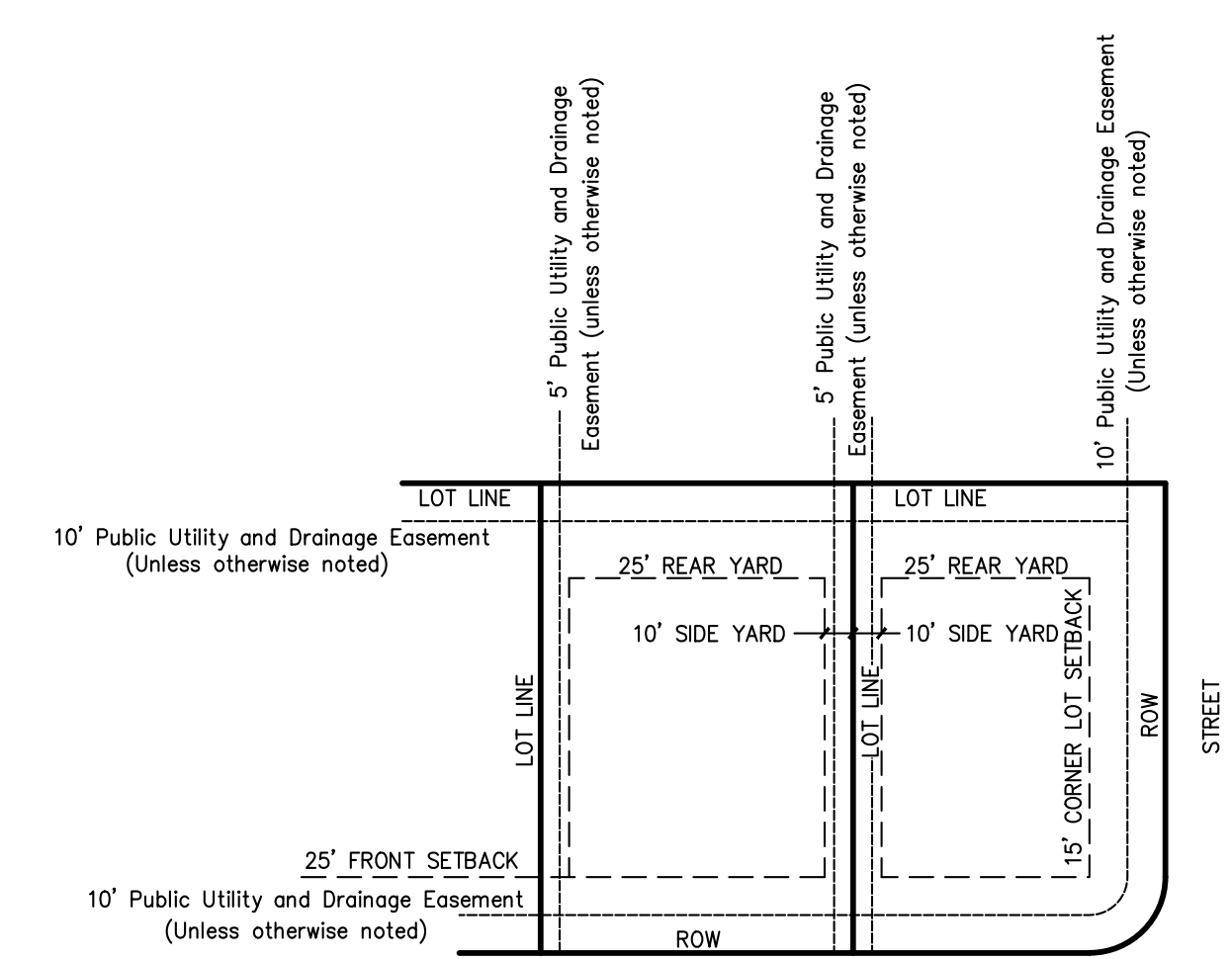
© 2023  
**WES**  
**ENGINEERS & SURVEYORS**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2486 NASHVILLE HIGHWAY  
 COLUMBIA, TN 38401  
 PHONE: (931) 388-2329  
 www.wesengineers.com

LOT AREA TABLE

LOT #	AREA SF	Acres
1	14,775	0.34
2	10,409	0.24
3	10,389	0.24
4	10,369	0.24
5	10,349	0.24
6	10,329	0.24
7	10,309	0.24
8	10,289	0.24
9	19,083	0.44
10	10,409	0.24
11	10,137	0.23
12	10,137	0.23
13	10,137	0.23
14	10,137	0.23
15	10,137	0.23
16	10,137	0.23
17	10,140	0.23
18	10,143	0.23
19	10,146	0.23
20	12,545	0.29
21	10,124	0.23
22	10,125	0.23
23	10,125	0.23
24	10,125	0.23
25	10,132	0.23
26	12,006	0.28
27	10,125	0.23
28	10,125	0.23
29	10,125	0.23
30	10,125	0.23
31	13,957	0.32
32	13,462	0.31
33	11,635	0.27
34	11,610	0.27
35	11,610	0.27
36	11,610	0.27
37	10,149	0.23
38	11,208	0.26
39	11,524	0.26
40	10,787	0.25
41	11,673	0.27
42	11,515	0.26
43	10,125	0.23
44	10,125	0.23
45	11,420	0.26
46	10,301	0.24
47	10,079	0.23
48	22,732	0.52
49	10,369	0.24
50	10,546	0.24
51	10,546	0.24
52	10,483	0.24
53	10,428	0.24
54	10,445	0.24
55	10,489	0.24
56	10,491	0.24
57	10,818	0.25
OS-A	115,620	2.65
OS-B	19,800	0.45
OS-C	27,029	0.62



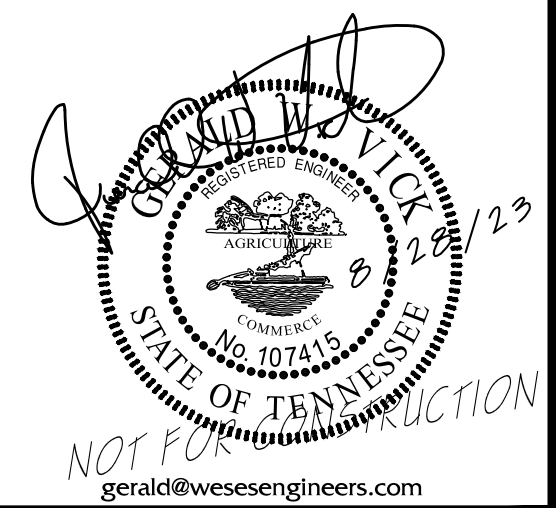
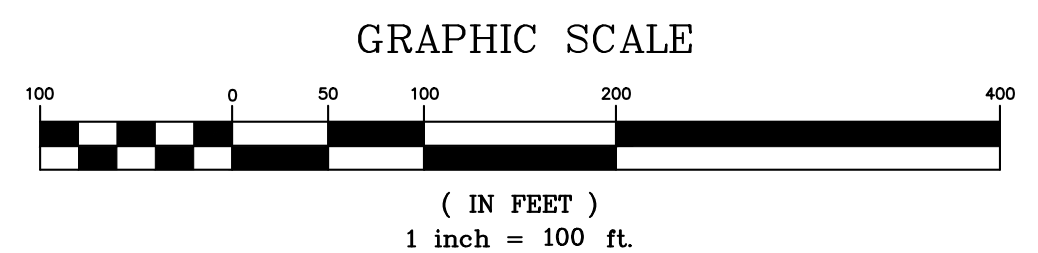
MAIL KIOSK PARKING DETAIL  
 NOT TO SCALE



SUBDIVISION  
 TYPICAL LOT LAYOUT

**OPEN SPACE NOTE:**  
 ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAN.

**FLOOD STUDY NOTE:**  
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0185E DATED APRIL 16, 2007 (ZONE 'X')



PRELIMINARY CONCEPT SKETCH  
 NOT FOR CONSTRUCTION

**SITE DATA:**

**OWNER:** A-1 HOME BUILDERS  
 2020 FIELDSTONE PARKWAY  
 SUITE 900-220  
 FRANKLIN, TN 37069

**PARCEL NUMBER:** TAX MAP 50, PARCEL 03.01  
 DEED BOOK: 825, PG 256  
 TAX MAP, PARCEL 03.02  
 DEED BOOK: 727, PG 543  
 TAX MAP, PARCEL 03.04  
 DEED BOOK: 747, PG 786

**SUBJECT PARCEL ZONING:** AG (PROPOSED R-2 PD)  
 UDC ADOPTED 8-20-2018 REVISED

**ACREAGE OF SITE:** 23.96 ACRES  
 (PROPOSED 173,864.88 S.F. - 3.99 AC.  
 RIGHT OF WAY DEDICATION)

**MINIMUM REQUIRED BUILDING SETBACKS:**  
 25' FRONT  
 25' REAR  
 10' SIDE  
 15' CORNER LOT SETBACK

**UTILITY SERVICES:**  
 WATER SERVICE  
 SPRING HILL WATER DISTRIBUTION SYSTEM  
 3893 MAHLON MOORE ROAD  
 SPRING HILL, TENNESSEE 37174  
 (931) 486-2252  
 ELECTRIC SERVICE  
 DUCK RIVER ELECTRIC MEMBERSHIP  
 798 NEW LEWISBURG HIGHWAY  
 COLUMBIA, TENNESSEE 38401  
 (931) 388-3131  
 WASTEWATER SERVICE  
 SPRING HILL WASTEWATER COLLECTION SYSTEM  
 3893 MAHLON MOORE ROAD  
 SPRING HILL, TENNESSEE 37174  
 (931) 486-1265

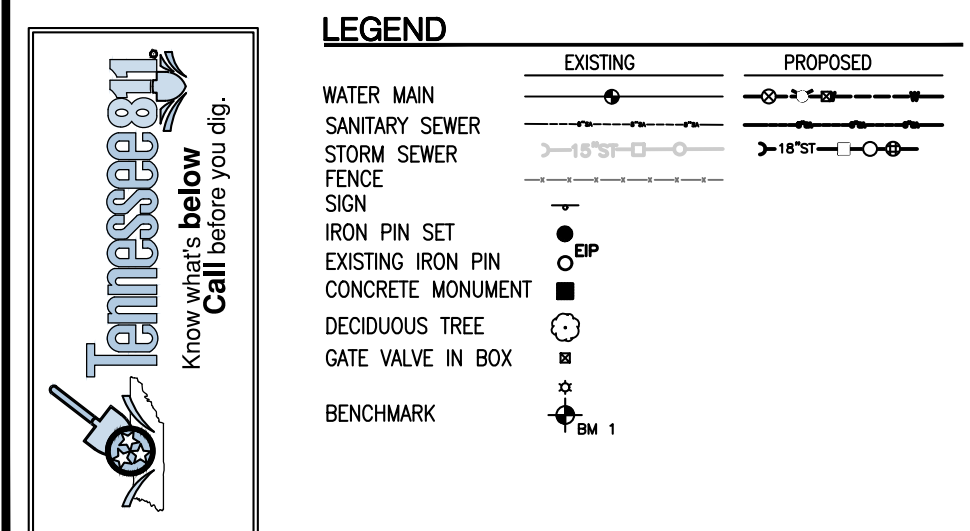
**PURPOSE NOTE:** CONSTRUCT 3,576 L.F. OF ROADWAY AND PROVIDE 57 RESIDENTIAL LOTS.

**NOTES:**  
 1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'S WITH BURIED PIPES IS PROHIBITED.  
 2. MINIMUM LOT SIZE IS 75' X 133.3' (10,000 S.F.)  
 3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

FILE: \\WES\_Engineers\_Surveyors\_2022\22566 - Mahlon Road - Robertson\Draw\Engineering\22566 - Mahlon base 8-28-23 Concept 5.dwg

**BENCHMARK**  
 BENCHMARK #1  
 IRON ROD  
 N = 500.152.89  
 E = 1.695.232.89  
 ELEV = 656.77

**WARNING! UTILITY LINES!**  
 THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.



PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

ACTIVITY	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
TEMPORARY SEDIMENT STRUCTURES		■	■										
SEDIMENT BASINS			■	■									
DIVERSION DITCHES				■	■								
CLEARING & CHIPPING					■	■							
TOPSOIL STRIPPING AND STORAGE						■	■						
ROADWAY GRADING							■	■					
PERMANENT STORM SEWER								■	■				
UTILITIES									■	■			
TEMPORARY VEGETATION											■	■	
PAVING												■	■
PERMANENT VEGETATION													■
REMOVE TEMPORARY STRUCTURES													■

**MAHLON GLEN SUBDIVISION**  
 MAHLON MOORE ROAD  
 SPRING HILL MAURY COUNTY, TENNESSEE  
 CONCEPT PLAN

Drawn: RP  
 Checked: CV  
 Approved: CV  
 Date: 1/23/23

Job No. 22566  
 Scale: Vertical 1"=100'  
 Horizontal:

MP-1